040.0	0005	0016.A	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,041,800 /	1,041,800
					USE VALUE:	1,041,800 /	1,041,800
					ASSESSED:	1,041,800 /	1,041,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
29		WARREN ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MANCINI PETER P-ZENDA A	
Owner 2:	TRUSTEES/MARSHALL TRUST	
Owner 3:		
Street 1:	4 ESSEX RD	
Street 2:		
Twn/City:	BELMONT	
St/Prov:	MA	Cntry: / Own Occ: N
Postal:	02478	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 7,923 Sq. Ft. of land mainly classified as Apts. 4-8 with a Apts 4-8 Building built about 1955, having primarily Brick Veneer Exterior and 3420 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 16 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
111	7923.000	508,700	6,900	526,200	1,041,800
Total Card	0.182	508,700	6,900	526,200	1,041,800
Total Parcel	0.182	508,700	6,900	526,200	1,041,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 304.62 | /Parcel: 304.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 040.0-0005-0016.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	111	FV	481,900	6900	7,923.	526,200	1,015,000	1,015,000	Year End Roll	12/18/2019
2019	111	FV	425,500	7200	7,923.	559,000	991,700	991,700	Year End Roll	1/3/2019
2018	111	FV	425,500	7200	7,923.	407,800	840,500	840,500	Year End Roll	12/20/2017
2017	111	FV	398,900	7200	7,923.	355,200	761,300	761,300	Year End Roll	1/3/2017
2016	111	FV	398,900	7200	7,923.	302,500	708,600	708,600	Year End	1/4/2016
2015	111	FV	359,100	7400	7,923.	296,000	662,500	662,500	Year End Roll	12/11/2014
2014	111	FV	359,100	7400	7,923.	243,300	609,800	609,800	Year End Roll	12/16/2013
2013	111	FV	359,100	7400	7,923.	231,500	598,000	598,000		12/13/2012

SALES INFORMATION

TAX DISTRICT:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MANCINI PETER P	24685-4		7/7/1994		99	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/5/2012	1111	Re-Roof	11,500	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/29/2018	MEAS&NOTICE	HS	Hanne S
4/10/2013	Info Fm Prmt	EMK	Ellen K
4/1/2009	Measured	201	PATRIOT
3/5/2000	Mailer Sent		
3/2/2000	Measured	263	PATRIOT
12/1/1989		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
111	Apts. 4-8		7923		Sq. Ft.	Site		0	80.	0.83	1									526,151						526,200	

Total AC/HA: 0.18189 | Total SF/SM: 7923 | Parcel LUC: 111 | Apts. 4-8 | Prime NB Desc: ARLINGTON | Total: 526,151 | Spl Credit | Total: 526,200

PRINT

Date	Time
12/10/20	18:37:10

LAST REV

Date	Time
04/09/19	13:33:36

apro

PAT ACCT.

3342

User Acct

27214

GIS Ref

GIS Ref

Insp Date

11/29/18

!3342!

Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	27214
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	20 - Apts 4-8		
Sty Ht:	2 - 2 Story		
(Liv) Units:	4	Total:	4
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1955	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	4		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	0

BATH FEATURES

Full Bath	4	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	4	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	0.95701754
Const Adj.:	1.02989697
Adj $ / SQ:	137.988
Other Features:	194500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	737207
Depreciation:	228534
Depreciated Total:	508673

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	4

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	16	BRs:	4	Baths:	4	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
4	4	1	M
Totals			
4	16	4	

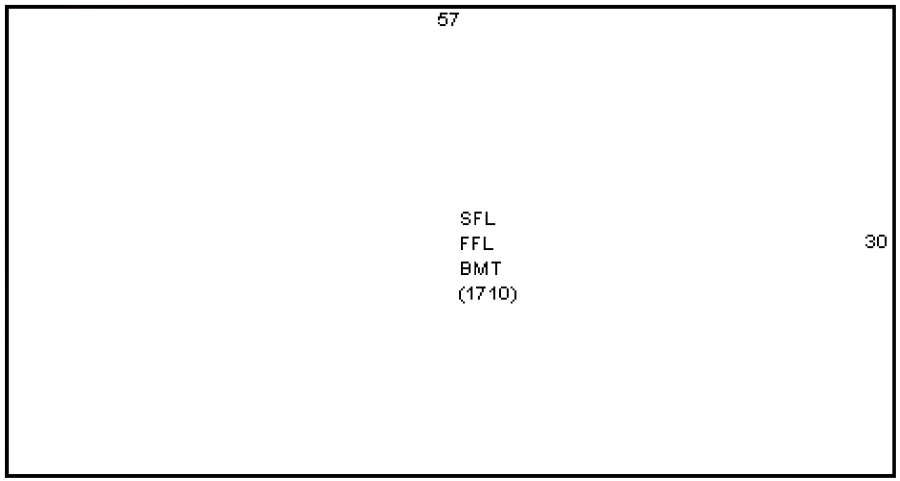
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	137.99
Special Features:	0	Val/Su Net:	99.16
Final Total:	508700	Val/Su SzAd	148.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,710	41.400	70,788
FFL	First Floor	1,710	137.990	235,960
SFL	Second Floor	1,710	137.990	235,960

Net Sketched Area:	5,130		Total:	542,708	
Size Ad	3420	Gross Are	5130	FinArea	3420

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 040.0-0005-0016.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
85	Paving	D	Y	1	2652	A	AV	1990	3.39	T	23.2	111			6,900			6,900

More:	N	Total Yard Items:	6,900	Total Special Featues:		Total:	6,900